



# general plan and zoning ordinance update

## COMMUNITY ADVISORY COMMITTEE MEETING #10 SUMMARY

### CITY OF BURLINGAME GENERAL PLAN AND ZONING ORDINANCE UPDATE

*June 29, 2016 | 7:00pm – 9:00pm  
Burlingame Recreation Center, Social Room, 850 Burlingame Avenue*

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#### WELCOME & INTRODUCTION

The tenth Community Advisory Committee (CAC) meeting was held on Wednesday, June 29, 2016. The meeting began with a welcome by Kevin Gardiner, Planning Manager with the City of Burlingame. In attendance at the meeting were approximately 18 CAC members and two members of the MIG consultant team. No members of the general public attended.

The meeting focused on a discussion of the Emerging Land Use Concept generated based on community input over the past year. During the first portion of the meeting, Dan Amsden of MIG reviewed Community Workshop #2 and gave a summary of the results from Online Community Survey #2. Laura Stetson of MIG then provided an overview of the Emerging Land Use Concept, which was based on feedback from the workshop, survey, and CAC meetings, as well as Planning Commission and City Council sessions. The remainder of the meeting involved a small group exercise during which CAC members provided input on the Emerging Land Use Concept.

#### REVIEW OF COMMUNITY WORKSHOP #2 AND ONLINE SURVEY #2 RESULTS

Dan Amsden provided a review of Community Workshop #2, which was held on Saturday May 21, 2016. The workshop was attended by over 75 people and provided community members with an opportunity to comment on multiple land use alternatives for each study area in Burlingame. The workshop corresponded directly with the online survey, to which over 175 people responded. CAC members were given copies of the survey results prior to the meeting. They are summarized in the attached presentation materials.

#### OVERVIEW OF EMERGING LAND USE CONCEPT

Laura Stetson gave an overview of the land use concept that emerged from the various forms of community input. CAC members were provided with a workbook that highlighted the specific areas of proposed change within the City, as well as a table with the proposed land use designations and densities. Key areas of proposed change include the following: Rollins Road, North Burlingame, North and South Bayfront, Howard Avenue in Downtown, California Drive, Broadway, and El Camino Real at Adeline Drive. Ms. Stetson also showed the CAC examples of existing projects in Burlingame with varying densities to provide a clearer sense of the proposed land use changes and designations in the workbook.



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## SMALL GROUP EXERCISE

After this overview, the CAC split into three groups to comment on the Emerging Land Use Concept. The following summarizes the discussion of each group. Photos of the maps used during the exercise are included at the end of this document.

### Group 1

#### *North Bayfront*

- The live/work concept is appropriate in the North Bayshore.
- If residential uses are included in the North Bayfront, there would need to be a school and grocery store, etc. as supportive uses.
- Public open space should be required for development over a certain size on the parcels directly along the Bay.

#### *South Bayfront*

- Residential development should not be located in the South Bayfront.

#### *Broadway*

- There should be a density cap of 30 dwelling units per acre in the residential area directly south of Broadway.

#### *North Burlingame*

- Mixed use development is appropriate in North Burlingame between El Camino Real and the train tracks.
- Mixed use development is also appropriate on the block west of Burlingame Plaza.

#### *Other*

- The City should institute a residential density cap at 30 dwelling units per acre along California Drive between Dwight and Burlingame Avenue.

### Group 2

#### *South Bayfront*

- Residential development would not work in the South Bayfront because it will not become a neighborhood, and development would be "spotty."

#### *Rollins Road*

- High-density housing should be located in the northern portion of the Rollins Road area in addition to the southern portion near Broadway. This should be a priority to promote transit oriented development near the Millbrae BART station.

#### *El Camino Real at Adeline*

- The parcel at the corner of Adeline should be residential only.

#### *Broadway*

- There is a concern that the charm of Broadway will be lost with new mixed-use development. Residential should not be added to existing buildings.
- Encourage mixed use development at the two ends of Broadway: at El Camino Real and California Drive.



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### *Other*

- Include gateway concepts for new developments at key sites.

### **Group 3**

#### *South Bayfront*

- The South Bayfront might be too isolated for residential development.
- Development should not be too tall along the waterfront. It should maintain the experience along the water.

#### *Rollins Road*

- Continue to consider residential at the northern end of the Rollins Road area rather than near Broadway. Housing at the southern end might make traffic worse along Broadway.
- Consider using the same designation for Rollins Road as for the North Bayfront (live/work). The designation should be flexible to allow for more uses beyond industrial.

#### *Broadway*

- Housing or office uses above the ground floor would be appropriate on Broadway.

## **PUBLIC COMMENT**

No members of the general public attended the meeting.

## **NEXT STEPS**

Feedback from CAC members at this meeting will be used to inform the Preferred Land Use Concept that will be presented to the Planning Commission in July and the City Council in September. The CAC meeting in July will discuss sustainability and historic preservation. There will be no August CAC meeting.



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## MAP IMAGES

Group 1:





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Group 2:



